

# \$669,000 - 247 Union Avenue Se, Calgary

MLS® #A2209141

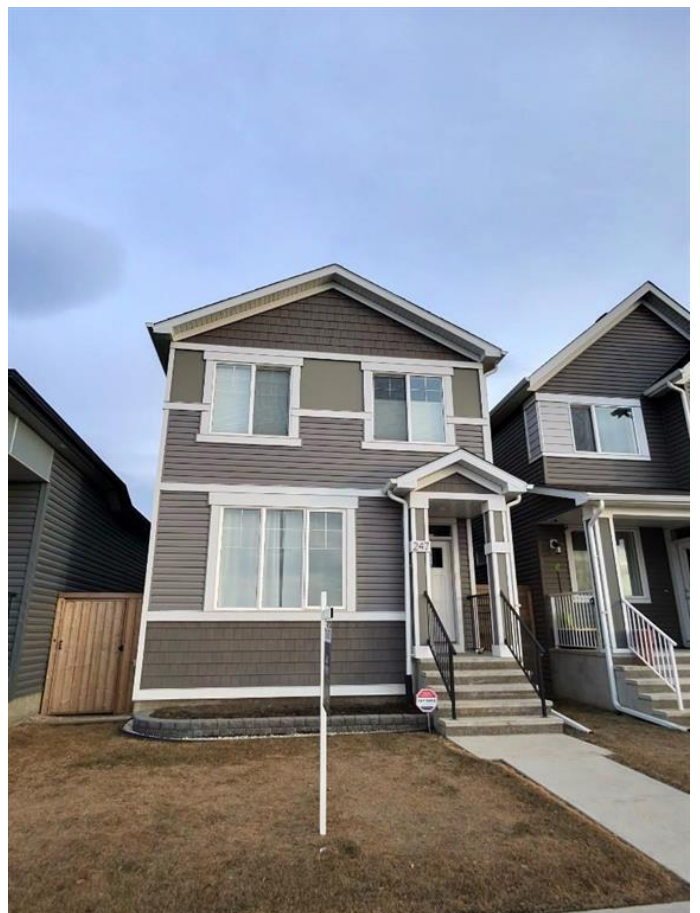
**\$669,000**

3 Bedroom, 3.00 Bathroom, 1,802 sqft

Residential on 0.06 Acres

Seton, Calgary, Alberta

**\*\* Great Value & Quick Move In \*\* Double Car Garage \*\* 1800+ Sq Ft of luxury living space \*\* Upper 3 Bedroom + Bonus room home \*\* Park Front Location with a sunny south-facing back yard \*\* Immaculately maintained, bright and open plan. Modern design 2-story home located in the heart of the Award-winning Seton community. GOURMET KITCHEN - CHEF'S DELIGHT! Custom features include upgraded grey wood shaker style cabinet doors, an Efficient family-approved layout with stainless steel appliances, gas stove, a central island with a flush eating bar and microwave shelf, an under-mount stainless steel sink with a large window above, white quartz countertops, white subway tile backsplash, and stainless steel hood fan. Spacious dining room and great room combo, all with 9 ceilings. The larger floor plan offers an oversized front foyer and staircase landing. Super bright design!! All flooring is upgraded with LVP on the main floor, tile floors in the upper baths, and high-quality carpet on the stairs + bedrooms. BONUS: An upstairs bonus room is perfect for a home office, spare bedroom, or extra TV room. Three generously sized bedrooms & 2.5 bathrooms. NOTE: The primary bedroom offers south views, a private ensuite & oversized closet. Other upgrades: unspoiled basement, front covered entry, 24' x 22' Double car garage with lots of room for extra street parking. Excellent curb appeal, fully landscaped with fencing, rear 18'x 10' wood deck! Please feel free to call your**



friendly REALTOR(R) to view - QUICK possession date.

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209141    |
| Price          | \$669,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,802       |
| Acres          | 0.06        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 247 Union Avenue Se |
| Subdivision | Seton               |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 0N8             |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Community Gardens                                                           |
| Parking Spaces | 2                                                                           |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Appliances   | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Range, Window Coverings, Humidifier |
| Heating      | Central, Forced Air                                                                             |
| Cooling      | Central Air                                                                                     |
| Has Basement | Yes                                                                                             |
| Basement     | Full, Unfinished                                                                                |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Courtyard, Lighting, Private Yard  |
| Lot Description   | Back Lane, Front Yard, Landscaping |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame, Siding   |
| Foundation        | Poured Concrete                    |

**247 UNION AVENUE SE**  
 RECA MEASUREMENT STANDARD - CALGARY, AB  
 MAIN LEVEL (AG) - 878.00 Sq.Ft. / 81.57 m²  
 UPPER LEVEL (AG) - 923.62 Sq.Ft. / 85.80 m²  
 TOTAL ABOVE GRADE RMS SIZE - 1,801.62 Sq.Ft. / 167.37 m²



## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |
| HOA Fees       | 375             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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